

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		UPLAND RD WEST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	WISNIEWSKI LEONARD F JR		
Owner 2:	WISNIEWSKI INGA Y		
Owner 3:			
Street 1:	45 UPLAND RD WEST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	PANCHERI FRANCESCO ETAL -		
Owner 2:	PANCHERI LOUIS A & ELISA M/TRS -		
Street 1:	45 UPLAND RD WEST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .389 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 3340 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.38866	Total SF/SM:	16930	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	649,530	Spl Credit	Total:	649,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

1,243,100 /

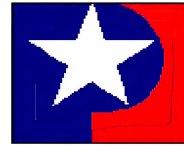
1,243,100

1,243,100 /

1,243,100

1,243,100 /

1,243,100



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	62915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	Mail Update	MM	Mary M
4/10/2015	Meas/Inspect	PT	Paul T
1/28/2014	Meas/Inspect	PC	PHIL C
2/26/2009	Meas/Inspect	163	PATRIOT
10/18/1999	Meas/Inspect	256	PATRIOT
7/30/1991		KT	

Sign: _____ VERIFICATION OF VISIT NOT DATA __/__/__

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	16930.000	592,200	1,400	649,500	1,243,100		62915
							GIS Ref
							GIS Ref
Total Card	0.389	592,200	1,400	649,500	1,243,100	Entered Lot Size	
Total Parcel	0.389	592,200	1,400	649,500	1,243,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		372.20	/Parcel: 372.20	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	592,200	1400	16,930.	649,500	1,243,100		Year end	12/23/2021	PRINT	
2021	101	FV	573,900	1400	16,930.	649,500	1,224,800		Year End Roll	12/10/2020		
2020	101	FV	573,900	1400	16,930.	649,500	1,224,800	1,224,800	Year End Roll	12/18/2019	12/30/21	06:19:07
2019	101	FV	429,300	1500	16,930.	649,500	1,080,300	1,080,300	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	429,300	1500	16,930.	556,700	987,500	987,500	Year End Roll	12/20/2017		
2017	101	FV	429,300	1500	16,930.	519,600	950,400	950,400	Year End Roll	1/3/2017	08/20/19	10:25:4
2016	101	FV	429,300	1500	16,930.	445,400	876,200	876,200	Year End	1/4/2016		
2015	101	FV	421,400	1500	16,930.	399,000	821,900	821,900	Year End Roll	12/11/2014	apro	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible][illegible]

